

ATTACHMENT 1

EXHIBIT A - FINDINGS DRC2015-00006 / CRAWFORD

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because the project consists of the construction of new garage, laundry addition and fencing (accessory structures) not exceeding 2,500 square feet in floor area.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the proposed garage and laundry room addition are allowed uses and as conditioned, consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed garage and laundry room addition does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed garage and laundry room addition is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Camborne Place, a local road constructed to a level able to handle any additional traffic associated with the project

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

Adjustments

- H. Modification of the fencing standards required by Land Use Ordinance Section 23.04.190 is justified because characteristics of the site would make the required fencing unnecessary and ineffective. These characteristics consist of an irregular lot configuration where the front property is longer than the side of the property and therefore fencing within the front setback is necessary to enclose private open space

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from public view. The fence will not block visibility of the front entrance to the existing single family residence from the street and will not impair safe sight distances for vehicle traffic. The height of the fence will not exceed 6'-6" in height.

Sensitive Resource Area

- I. The development will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design, because the proposed project will not result in the disturbance, impact, or removal of any Monterey pine trees, other sensitive vegetation or their habitat.
- J. Natural features and topography have been considered in the design and siting of all proposed physical improvements because it will be sited in a level area of the subject site and was designed to not include the removal of any trees and sensitive vegetation that are the basis for the SRA designation.
- K. The proposed clearing of topsoil, trees, is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource, because the proposed project does not include the removal or impact of any trees and will not create significant adverse effects on the Monterey pine forest habitat.
- L. The soil and subsoil conditions are suitable for any proposed excavation and site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff, because the project will involve minimal grading as the slope of the site is nearly level; there are no streams on the property or in the immediate vicinity and site preparation and drainage improvements have been designed to prevent erosion and retain storm water on site.